

# **CARMEL CLAY TECHNICAL ADVISORY COMMITTEE**

**MINUTES**  
January 20, 2004

REPRESENTING THE CITY OF CARMEL:

Bill Akers, Carmel 911/Communications	
Scott Brewer, DOCS Urban Forester	
Steve Broermann, Hamilton Cnty Hywy	
Angie Butler, Dept. of Community Services	
John Dobosiewicz, Dpt. of Community Serv.	
Brooke Gajownik, Cnty 911 Addrss Coord.	
Dean Groves, Cinergy	
Dick Hill, City Engineering	
Greg Hoyes, Hamilton County Surveyor's	
Gary Hoyt, Carmel Fire Department	Attachments: Andy Kern
Chuck Shupperd, Vectren Energy	
John South, Hamilton County Soil & Water	

Via e-mail: Andy Kern, Clay Township Regional Waste District

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**VILLAGE OF WESTCLAY, SEC. 5003- Secondary Plat**  
**Filed by Brandon Burke of Schneider Corp.**  
**for Brenwick TND Communities**

**REPRESENTING THE PETITIONERS:**

**David Sexton, SCHNEIDER**  
**Kevin Krulik, BRENWICK**

Comes now Village of WestClay, Section 5003. The applicant seeks approval to plat 44 lots. The site is generally located southeast of 131st Street and Towne Rd. The site is zoned PUD. There is one entrance on Towne Road and three or four street connections to existing streets.

HOYES:	My letter is not finished. Look at existing detention pond proper outlet need drainage calcs.
HILL:	I will reserve comments until Friday January 23, 2004 when I meet with Keith and Hamilton County.
SHUPPERD:	We will come out of the other sections
GROVES:	Ron Booher is your contact.
HOYT:	No comment.
AKERS:	Is the street Horbeck common area?
SEXTON:	Private.
DOBOSIEWICZ:	Can you show that on the plat?
KRULIK:	It is alley fed to the homes.
DOBOSIEWICZ:	How is that addressed?
AKERS:	Off of Towne Road?
SEXTON:	That is right.
BREWER:	No plans, no comments.
SOUTH:	This falls under the new Revised Rule 5. The review sheet reflects that. Comments reflect some of the deficiencies noted on the plan. We have already addressed some site specific like construction sequence.
DOBOSIEWICZ:	On the right-of-way on Towne Road give me verification in writing the full width required according with the Thoroughfare Plan. 55 half along Towne Road with full width dimension under the Thoroughfare Plan is 120 or 140 and offsetting for pole widths. Will there be mass grading to the north of this section along with this project? Note that on the plans. Any demolition on this site?
SEXTON:	The cabin is still there.
DOBOSIEWICZ:	I would do some investigation for any abandoned well. If the investigation turns up an abandoned well you will need to appropriately vacate. Contact Morris Hensley 317-571-2673. With regard to Horbeck if that is a neat way to name the alley but the houses will be identified off of Towne Road then leave it off the plat. When do you expect construction to start?
SEXTON:	Middle February 2004.
HOYT:	Horbeck Street, Alley...will that have any kind of fencing, anything to obstruct the flow?
SEXTON:	As it T's into the public streets?
HOYT:	Yes.
KRULIK:	It is a frontage road.

DOBOSIEWICZ: This terminates at either end at a public street. Make sure where the public street intersect Towne Road accommodate the improvements on these plans appropriate ramps for sidewalk access onto that segment of Towne Road at your entrances so no curb or walk will be torn out during the Towne Road improvements.

KERN:

The preliminary plans received by the District do not include the most recent version of the District specifications. Revised plans will need to be submitted to the District and its consulting engineer, CTE Engineers. An IDEM permit will be required and the submittal packet should be sent to the District for review. The District will submit the project to IDEM for permit approval. A pre-construction meeting will need to be held before the construction of the proposed sanitary sewers. Building permits should NOT be issued unless the District has issued connection permits.

...END...

**LASSITER PLACE (Primary Plat Amendment and Replat)**  
**Filed by Bob Dominguez of Benchmark Land Services, Inc.**

**REPRESENTING THE PETITIONERS:**  
**Bob Dominguez, Benchmark**

Comes now Lassiter Place. The applicant seeks to add real estate to the existing Lassiter Place subdivision and plat three lots. The site is on the east side of Rohrer Road south of Nevelle Lane. This is a two-lot subdivision. The northern most lot Replat is a previously adjoining property we are adding to the recorded plat to become a three-lot subdivision. Changing one line on the previous record. We would like to decrease the regulated drain to the north. No new construction is planned. This Replat is to satisfy setbacks for the extra space needed for the addition of a sunroom on the property of lot three.

DOBOSIEWICZ: The Primary Plat amendment adds the existing dotted line. The existing line of lot one.

HOYES: Your client is looking to reduce the easement open ditch with a pipe underneath. Reduce to 25 top of bank. Fill out the non-enforcement. The Crossing Permit for the required sidewalk. (*Inaudible*)...

DOMINQUES: To add five feet sidewalk across the three lots who is responsible for doing that?

DOBOSIEWICZ: The property owner of lot three.

DOMINQUES: Why am I required to install the sidewalk? Is there room for negotiating?

DOBOSIEWICZ: I know the City is planning on extending the sidewalk along Rohrer Road in the next 12 months if your client wants to contribute to that fund instead of installing sidewalk that would be an option.

DOMINQUES: Where is the sidewalk going? To the north is a shell property.

DOBOSIEWICZ: I think that at one time a waiver was granted until such time the City extended and would about the site.

HOYES: Resubmit plans after adjusting easement.

HILL: Two main issues, the sidewalks and utilities. Thoroughfare Plan calls out asphalt paths.

DOBOSIEWICZ: There is sidewalk on the opposite side. I am almost certain the plan adopted under that Bond Issue was sidewalk. We will stay with sidewalk just along the improvement.

HILL: Are any of these homes currently connected to Sanitary?

DOMINQUES: No.

HILL: It appears that the first lot north is connected to Carmel water.

DOMINQUES: That is correct.

SHUPPERD: No comments.

GROVES: No comments.

HOYT: No comments.

BREWER: Any landscaping changes?

DOMINQUES: No.

BREWER: No comments.

SOUTH: Drainage is important. This is a good time to plat a 20 feet easement along the back of the right-of-way line from the County Drain to lot two. It is not a requirement but if lot two has a drainage problem this would allow them to install an improvement. On the Plat you show railroad, which is technically Carmel property and the Monon Trail.

DOMINQUES: The Auditor's office shows CSX.

BROERMANN: No comments.

DOBOSIEWICZ: When the Plat was originally improved in 1995 there was a requirement that sidewalk be installed if further subdivided. So that is a requirement placed on lots one and three. Instead of CSX Railway I would like to see Monon Greenway on the Secondary Plat along with the remainder of our comments. When you submit the Mylar you need to submit an approval letter from the County Surveyors Office and forward it to the Department of Engineering.

HILL: One other thing, a Bond for the sidewalk, a Performance Guarantee and a Bond for that amount.

DOBOSIEWICZ: Non-enforcement reduction they can get through that within 45 days.

...END...

## **WEST CARMEL CENTER, BLK B, LOT 2:**

**Carmel Center West Office Building #2 (Amended Development Plan)**  
**Filed by Mark Monroe of Drewry Simmons Pitts & Vornehm for West 106<sup>th</sup> Properties**

**REPRESENTING THE PETITIONERS:**  
**Mark Monroe, DREWRY SIMMONS PITTS & VORNEHM**  
**Frank Swiss, OWNER/DEVELOPER**  
**Mila Slepaya, MID-STATES**

Comes now West Carmel Center, Block B, Lot 2. The applicant seeks to modify the previously approved site plan. The site is located southeast of Commerce Drive and West 106<sup>th</sup> Street. The site is zoned B-5 and is subject to the requirements of the U.S. 421 Overlay. This is building number three; lot two, Carmel Center West. The project consists of one, one-story building, no basement. No plans to be sprinkled but several Knox Boxes. The exterior primarily is brick with shingles and materials. The Landscape Plan needs to be filed and approved as part of a previous Development Plan. With this site the building has been placed diagonally to the street as opposed to perpendicular.

HOYES: (inaudible)... Show and label Regulated Drain Easement to... With regard to the Landscape Plan we will work with them to make sure it does not affect our easement.

HILL: No comments.

SHUPPERD: We have gas out there. Your contact is Jerry Brigg. Call in service for load requirement and meter set.

GROVES: That is IP & L territory so address your concerns with them.

HOYT: I would like to mention that you consider rollback curb in areas where we might have a problem to turn.

AKERS: How many tenants?

SWISS: Six.

AKERS: The suite numbering system will be the same as the other commercial buildings. First floor designation 100 and then by tens left to right.

BREWER: The Legal Drain runs across the north side of the property?

MONROE: East.

BREWER: Okay. You have overhead power lines crossing the site and you have White Oaks planted under them. We will need to move some. I suggest that you place the plant material in these open areas around the parking lot to avoid conflict with the power lines. You have Pat Moore Ash and Green Ash listed. There is a Pest that kills all Ash Species. I will pass down some information to you. You also have King Arthur Crabapple, which is not on the recommended list so please change that to one that is. Serbian Spruce as an Evergreen and four feet high? The U.S. 421 Overlay requires six - seven feet in height. You need to add planting notes to the Landscape Plan.

GAJOWNIK: No comments.

SOUTH: Sent you a letter. New plan, new Rule 5 with a list of technical items concerning Rule 5. You have a listed two sequences on the plan. You need to narrow to one good one. I recommend you replace the sandbag type inlet to the type that fit down into the casting and I gave you some recommendations that way.

BROERMANN: No letter yet. F. Swiss you told Mike DeBoy that the improvements to 106<sup>th</sup> Street would be complete Fall of 2003 and they were not.

SWISS: The weather impeded our process.

BROERMANN: Be aware we will ask Carmel to hold the building permit until that is done this year or bond has been posted to the effect that it will be done.

HOYES: How far does that blister go?

BROERMANN: It does not get into the drain.

DOBOSIEWICZ: I suggest on the Landscaping Plan that you take all those plantings that would be otherwise along the perimeter and wrap the edge of the parking lot. Perhaps the plantings along 106<sup>th</sup> Street move those back in line with

the rest of the plantings along 106<sup>th</sup> Street. The dumpster existing on this site you provided an access walkway to get to the dumpster from this building try to accommodate access from this building with the sidewalk or crossover and down for access to the dumpster.

SWISS: There is an access door on the east side of the dumpster.

DOBOSIEWICZ: That is not reflected on this plan. This shows landscaping wrapping the dumpster. You need to revise your plans to reflect how you get people from that point to here (*pointing to the plat*). For the Pipeline identify the plantings outside the easements. This item will be in front of the Special Studies on February 3, 2004. We need more detail regarding the signage. Submit an exhibit of that file for review. This has been platted?

MONROE: Yes.

DOBOSIEWICZ: All the platting issues are resolved?

MONROE: Yes.

HOYES: (*inaudible*) ...reduce the Legal Drain Easement (*inaudible*).

DOBOSIEWICZ: I suggest the non-enforcement over the Replat.

KERN: The District's Project Specialist will distribute a comment letter regarding this project. Revised plans need to be submitted. Building permits should NOT be issued unless the District has issued connection permits.

...END...

**WESTON POINTE SUBDIVISION (Secondary Plat and Construction Plans)**

**Filed by Brian Robinson of Stoeppelwerth & Associates for Portrait Homes**

**REPRESENTING THE PETITIONERS:**

**Brian Robinson, STOEPPELWERTH & ASSOCIATES**

**Ken Jones, PORTRAIT HOMES**

Comes now Weston Pointe Subdivision. The applicant seeks approval to plat 23 blocks/130 Units, Multi-Family. The site is generally located northeast of 106th Street and Michigan Rd. The site is zoned R-4.

HOYES: ...(*inaudible*) Sent letter. You are not annexed into Carmel. Storm sewers removed? Have you received anything from INDOT allowing the discharge into the (*inaudible*).

ROBINSON: Nothing in writing.

HOYES: I will send you the restriction letter.

DOBOSIEWICZ: Is the right-of-way designated another way that it addresses the easement?

HOYES: It is a public right-of-way.

HILL: No comments.

SHUPPERD: No plans. Contact person is Jerry Brigg. Will you use gas?

JONES: For heat.

SHUPPERD: When you get everything approved get with J. Brigg for metering, running everything and coming out.

GROVES: Echoing Chuck Supperd's comments. Ron Booher is your contact call for service. We will need hard copy and auto cad.

HOYT: Two-story or three?

ROBINSON: Two.

AKERS: Looking over street names I need to see the suffix, "drive" or "lane".

HOYT: It helps us to know if it is a cul-de-sac or a street.

ROBINSON: Do I need to go through an approval process?

AKERS: No, just send them.

BREWER: No plans.

ROBINSON: We have a set of revised plans from you 10/03 from the Rezone. Do you want a copy?

BREWER: No.

GAJOWNICK: No comments.

SOUTH: Sent you a letter for the new requirements for the new Rule 5. You will need to update.

ROBINSON: I will get you a new set of plans with the new requirements.

SOUTH: On the Standard Erosion Control your lot currently drains three different directions. Some perimeter practice at the water shed point sediment basin or trap.

BROERMANN: I received a letter back from you in January 2004. Nothing to add at this point.

ROBINSON: I guess Greg Hoyes was referencing your letter by putting in those valley curbs on those private drives.

DOBOSIEWICZ: We resolved the issues we had in our letter. Sidewalk public walks are five feet sections?

ROBINSON: I believe they are.

DOBOSIEWICZ: Make sure the Landscape Plan is updated with all the plantings, tree protection fencing occurring outside the easements. Specifically the outside edge of the drainage /utility easement and appropriately identified.

ROBINSON: Can we put plants in the easement area?

HOYES: I will look at what you have.

DOBOSIEWICZ: On the plat the Signature Block for the County Commissioners opposed to the City of Carmel and updating the blocks. All this will come back to us as HPR (Horizontal Property Regime, a Replat that is not a Replat with the process similar to that of a Secondary Plat) by building or number of buildings. Can we handle this by agency?

BROERMANN: Once the public road is in we are out of it.

HOYES: On the original plat the lakes need to be in a dedicated common area.

ROBINSON: Will it be platted with each building and then a Replat when the building is built?

DOBOSIEWICZ: You see on the plans Block C, Block G, Block H, and you see in those individual blocks it looks like it is split by access roads. Then come back with HPR of "G" it would not be a Replat it would be an HPR that says here is our building. It still gets recorded at the Recorder's office but if there are things you want now relative to the drainage then we need to get it on here and identified. I would not anticipate that they would return to TAC with each Replat of the Blocks. We need a more definitive identification on Blocks, on Plat. So that when we come back that your reference is Block H and the building will sit on Block H.

BROERMANN: I do not want to come back to pin each one  
 ROBINSON: G. Hoyes you are asking me to show an easement on here for my detention and delineate that easement. Everything outside this area is common area, easement, and utility easement.

DOBOSIEWICZ: Make it a separate block.  
 HOYES: Anything outside will be common area.  
 DOBOSIEWICZ: The only thing the HPR will affect is the building envelope and location of the driveways.

JONES: So the HPR just designates the building?  
 HOYES: So then, should all blocks be dedicated as common area and drainage easements and the HPR over that?

DOBOSIEWICZ: Then we have to allow for the possibility of a home in the easement. Go back and identify where you are presuming those envelopes to be. Allow yourself some variation so that there is a box in there Block G, Parcel One (*inaudible*)..then come back with HPR later.

SHUPPERD: Will you develop all the site work, drag all the utilities, put the mains in, pads down and just start framing all at once or phasing?

ROBINSON: Site work and utilities will be done with exception to phasing the framing contingent upon selling.

DOBOSIEWICZ: What I would like to see first is the building. Draw an envelope on this Plat showing each of the buildings just show a box you can call it Lot One, Lot Two and the Lot is the whole building then there is no confusion where the easements should sit.

KERN: The District's consulting engineer has distributed a comment letter regarding this project. Revised plans need to be submitted to CTE Engineers and the District. An IDEM permit will be required and the submittal packet should be sent to the District for review. The District will submit the project to IDEM for permit approval. A pre-construction meeting will need to be held before the construction of the proposed sanitary sewers. Building permits should NOT be issued unless the District has issued connection permits.

...END...

**DUNKERLY PROPERTY REZONE (Rezone)**

Filed by Joseph Calderon of Ice Miller  
 on behalf Mr.& Mrs. Dunkerly

**REPRESENTING THE PETITIONERS:**

**Joseph Calderon, ICE MILLER**  
**Don Gwinup, MELTON-PACKARD & ASSOCIATES**  
**Greg Small, EQUICOR**  
**Jeff Butz, LANDSCAPES UNLIMITED**  
**Craig McCormick, ARCHITECTS FORUM**



Comes now Dunkerly Property Rezone. The applicant seeks to rezone approximately 2.4 acres from R-1/Residence to B-2/Business (with restricted uses). The site is located at the northwest corner of Guilford Rd and 116<sup>th</sup> Street. We are representing Equicor Development, which is the Dunkerly property. Equicore is proposing a low-rise office development and has filed for a Rezone with commitments.

DOBOSIEWICZ: This will return to TAC this is just the Rezone phase.

HOYES: This does fall in the City of Carmel with Carmel Storm Sewers. You are in the W.R. Furtig Water Shed with .24 CFS per acre restriction rate. No objections to the Rezone.

HILL: This falls within Corporate Limits. We will give comments when Construction Plans are submitted.

SHUPPERD: We have gas at 116<sup>th</sup> Street and could come down from Lennox Trace Condos. Vectren Energy is okay with the Rezone.

GROVES: I am the neighbor to the east of you. We have three-phase on 116<sup>th</sup> Street and up Guilford. Cinergy is okay with the Rezone.

HOYT: We will reserve comments pending the Construction Plans.

AKERS: I echo G. Hoyt's comments.

BREWER: No plans, I need a set of plans.

CALDERON: We do not have landscape plan yet. As soon as we do we will get it to you.

BREWER: I would like to work with him on that.

GAJOWNIK: No comment.

SOUTH: Will this be on full City Utilities?

CALDERON: Yes.

SOUTH: No further comments.

BROERMANN: No comments.

DOBOSIEWICZ: A suggestion on parking, pull this building up eliminating parking along this edge and along the western edge of the site in a effort to address that comment. It is our preference to see the entrance moved up and aligned with the drive in front of the north building so that we would get cross access easement that would come up to Guilford and cross the site and provide access to the property to the west. The location of the driveway cut would be closer to Guilford. That would commit to the Rezone working with the City when the adjacent properties develop. I would like you to show on a set of plans for the Plan Commission's review the Plan the City has for improvements along 116<sup>th</sup> Street so we can see how this will align. Is this a second floor or adornment?

CALDERON: Decoration.

DOBOSIEWICZ: We would reduce the Department Standards if you were able to provide that additional second floor occupancy. Is storm water underground?

CALDERON: Yes.

DOBOSIEWICZ: The Engineering Department wanted to meet about access to the site on Guilford. Because for future improvements to this intersection. You may want to explore the possibility of a median cut. In addition we will be looking for right-of-way dedication on Guilford as well as 116<sup>th</sup> Street per the Thoroughfare Plan. We may need additional right-of-way because the spec is for a ten feet asphalt path along with two twelve feet lanes with curb and gutter.

CALDERON: There was actually a Deed given for significant right-of-way in 2000.

DOBOSIEWICZ: That may have been the minimum needed to make the improvements work. Not necessarily in conformance with the Comp-Plan. Guilford Road is 40 feet half and 116<sup>th</sup> Street is a seventy feet half. So five feet either way is what we would be looking for.

CALDERON: You want us to show those improvements?

DOBOSIEWICZ: Yes.

HOYT: What is the total square feet?

CALDERON: It is three buildings and 14.8 and 8400 x 2.

DOBOSIEWICZ: Do you see this further subdivided?

CALDERON: No.

DOBOSIEWICZ: Over-all property size?

CALDERON: Two point four (2.4).

KERN: The District has not received any plans for this proposal. Building permits should NOT be issued unless the District has issued connection permits.

**...END...**

**MIKE'S EXPRESS CARWASH (Development Plan)**  
**Filed by Charlie Frankenger of Nelson & Frankenger**

**REPRESENTING THE PETITIONERS:**  
**Todd Bauer, CRIPE**  
**Jim Shinaver, NELSON & FRANKENBERGER**

Comes now Mike's Express Carwash. The applicant seeks to construct a new carwash facility. The site is located at 1250 South Range Line Road. The site is zoned I-1/Industrial. Mike's is the contract purchaser of the existing Carmel Carwash. Mike's desire to demolish the existing and construct a new car wash in its place.

HOYES: A comment letter was sent January 14, 2004. This is City jurisdiction and falls in the W.R. Fertig Water Shed. Hold the restriction rate. Replace pervious with impervious and show that you are not adding more. Hamilton County Ordinance prohibits the direct discharge of Storm Sewer to Surface Drain.

HILL: No comments yet. Need drainage calcs. The City Engineer has not review this yet. Does this project accurately represent the improvements under Carmel Drive?

BAUER: Yes.

HILL: Show those Carmel Drive Plan Improvements. You can obtain those plans from Cross Roads Engineers. Where is the construction entrance?

BAUER: Range Line Road.

HILL: I notice there are underground septic tanks.

BAUER: That site has never been connected. Limited details.

DOBOSIEWICZ: Can we assume additional sanitary fees?

HILL: Yes. In review it is possible that the curb cuts that we may ask to combine into one or align with opposing curb cuts. We are concerned about the

outlet. We get a lot of drainage complaints involving that area. Need alternative solution. We do not want all that water dumping into this area. If there is a pipe indicated there, I would like to know where it goes.

SHUPPERD: I believe we have gas there. Fill out the Customer Data Sheet and load requirements so we can size and move the meter properly.

GROVES: We have a lot of three-phase underground cable in that area for the existing carwash. I have concerns about its safety and location. I need to look at this. I would like to set up a meeting to hash this out.

HOYT: We are asking for a Knox Box on the building for after-hours emergency access.

AKERS: The address will be 1250 South Range Line Road.

GAJOWNIK: I have the same comments.

BREWER: I received two sets of Landscape Plans. The first looked good and then a revised more limited one on January 15. Can you explain why?

BAUER: The first was more landscaping than we (Mike's) typically put in.

DOBOSIEWICZ: Do not make changes to the plans without our approval.

BREWER: The January 15 plans are not in compliance with the Ordinance. Buffer Yard Requirements is 26.4.

DOBOSIEWICZ: The Department will not support a request for relief from that Standard.

BREWER: Also these are drawings. I need them on a site plan. Also graphic planting details, planting notes and a plant schedule.

SOUTH: I sent a comment letter. It is over one acre so the new Rule Five would apply. Which lends itself to several deficiencies on the plan. You will be taking up blacktop, gravel, re-grading? You will need to meet the new requirement.

BROERMANN: No comment.

DOBOSIEWICZ: Suggest you resolve the issue with the landscaping. In addition with the Plan Commission packet distribution we need color elevations and photos. You may even want to look at recent buildings like "Day Furs," the "Bank" at the corner. Review those building materials and colors. If signs are not submitted as part of this packet the E-10 building sign elevations need to be removed. Also we need elevations for the trash enclosure submitted with the application. It should be included in the building elevation and be of material similar in design. I need confirmation of 45 feet half or dedication for additional right-of-way for access to the site. Also building elevations verify that all rooftop monitoring equipment meet the height of the monitoring equipment and if it does we will want to see that screen wall created.

**...END...**

**Taylor Trace, Lot 12:**  
**FURRY FAMILY VETERINARY CLINIC**  
**(Use Variance)**  
Filed by Dr. Mary Wade

**REPRESENTING THE PETITIONERS:**  
**Dr. Mary Wade, FURRY FAMILY VETERINARY CLINIC**  
**Dr. Mark XXX, FURRY FAMILY VETERINARY CLINIC**

Comes now Taylor Trace, Lot 12; Furry Family Veterinary Clinic. The applicant seeks a Use Variance to operate a Veterinary Clinic for small animals. UV-129-03 #03120022§25.18.2. Veterinary clinic. The site is located at 3309 E. 146<sup>th</sup> Street. The site is zoned R-1/Residence.

DOBOSIEWICZ: This is an item that previously appeared on TAC. It is my understanding that nothing has changed from the initial TAC review. If your comments have changed please update the change.

HOYES: No conflict.

HILL: Will you pave the parking lot?

WADE: Yes, if it is required. We wanted to keep it residential in character.

DOBOSIEWICZ: As a Use Variance I cannot remember if we require people to seek a Development Standards Variance as well for a parking area. It may be to the discretion of the BZA to leave the parking gravel and not curbed and asphalt.

SHUPPERD: No conflict.

BREWER: No comments.

AKERS: No comments.

GAJOWNIK: No comments.

SOUTH: No comments.

BROERMANN: To reiterate, we may close the median cut if deemed necessary.

WADE: How will you make that determination?

BROERMANN: Accident level or backups prohibiting access to the southbound turn lane onto Carey and backing traffic on 146<sup>th</sup> Street.

WADE: Can we get a d-cell blister?

BROERMANN: It is not required. You can make the application but it is cost prohibitive.

DOBOSIEWICZ: Is the house connected to sanitary sewer?

WADE: Yes.

**...END...**

**RIVERVIEW MEDICAL PARK (amended site and building plans)**

**Filed by James Shinaver of Nelson & Frankenger**

**REPRESENTING THE PETITIONERS:**

**Jim Shinaver, NELSON & FRANKENBERGER**

**Joe Ebert, RIVERVIEW HOSPITAL**

**Tim Frank, ARCHITECT**

Comes now Riverview Medical Park. The applicant seeks to make changes to approved site plan. The site is located at the southeast corner of Hazel Dell Parkway and East 146<sup>th</sup> Street. Parcel One of Riverview Medical Office Park was to contain two buildings for Riverview Hospital designated as building "A" and building "B" with basements. After the Construction Analysis is determined there was concern about the high water table. Riverview Hospital has decided no basements and use of the second floor for storage with offices and conference room in building "B". Slight architectural changes to building "B". The addition was on the east side of two gables and an additional window and extension of a canopy. Landscape has no changes. For building "A" interior only changes.

HOYES:	Sent a review letter. We have no objections.
HILL:	No additional connection fees, no further comments.
SHUPPERD:	No comments.
BREWER:	On the Hazel Dell entrance, Parcel Three with three tree relocations that did not take place.
HOYT:	Will the buildings be sprinkled?
SHINAVER:	Yes.
HOYT:	I recommend an Enunciator at the front door and Knox Box for each building.
AKERS:	No comments.
GAJOWNIK:	No comments.
SOUTH:	No comments.
BROERMANN:	No comments.
DOBOSIEWICZ:	The only change to the site is the modified entrance? Is there anything changes to that drive or just the canopy?
FRANK:	Just the canopy.
DOBOSIEWICZ:	They are going before the BZA for occupancy of the office portion of the second floor.
HOYT:	I would like to see the height lettered on the canopy.

**END OF TRANSMISSION.**